

Neighborhoods Used: 4009.4009 SOUTHWEST

5892 ROBERT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-155-011-00		02/28/2023		4009	360,000	91,068
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		72	268,932	199,646
						1.347



1348 SILVERWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-305-062-00		02/01/2023		4009	324,000	118,760
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL		60	205,240	145,352
						1.412



719 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-055-104-00		12/20/2022		4009	300,000	96,157
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		68	203,843	219,729
						0.928



5289 HIGHLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-050-059-00		11/30/2022		4009	449,900	97,530
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		70	352,370	204,996
						1.719



VALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-283-007-00		11/14/2022		4009	430,000	151,630
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		67	278,370	236,475
						1.177



2532 N WEST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-278-005-11		07/15/2022		4009	333,000	133,810
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		RANCH		86	199,190	171,658
						1.160



4830 THORNAPPLE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-300-019-00		07/11/2022		4009	240,000	118,798
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL		64	121,202	155,729
						0.778



1410 GREENBRIER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-300-030-00		07/11/2022		4009	236,500	117,830
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family		BI-LEVEL		60	118,670	125,884
						0.943



Neighborhoods Used: 4009.4009 SOUTHWEST

1355 GREENBRIER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-305-039-00		07/11/2022		4009	260,000	151,354
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		108,646	108,102	1.005



4810 CANDLEWOOD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-305-074-00		06/13/2022		4009	330,001	125,645
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		204,356	176,390	1.159



1604 LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-295-046-00		05/20/2022		4009	319,900	93,348
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		226,552	174,112	1.301



4862 SILVER PINES RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-029-005-20		03/28/2022		4009	450,000	95,507
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	52		328,027	154,847	2.118
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				26466	12493	2.118



5 LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-295-072-00		02/02/2022		4009	265,000	91,751
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		173,249	114,237	1.517



699 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-055-105-00		12/20/2021		4009	235,000	90,053
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		144,947	111,419	1.301



1928 WOODCLIFF HILLS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-355-014-00		12/20/2021		4009	370,000	147,473
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	53		222,527	192,529	1.156



2300 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-020-026-20		11/04/2021		4009	340,000	126,719
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		213,281	183,055	1.165



Neighborhoods Used: 4009,4009 SOUTHWEST

1601 ALLEN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-030-018-30		10/20/2021		4009	360,000	133,373
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	61		220,686	244,769	0.902
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		5941		6590	0.902	



1284 VALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-283-016-00		09/30/2021		4009	315,000	156,062
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	77		158,938	200,672	0.792



5900 MARILYN CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-165-075-00		09/29/2021		4009	270,000	93,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60		176,099	132,669	1.327



885 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-055-095-00		08/23/2021		4009	226,500	90,814
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		135,686	134,983	1.005



VALLEY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-283-059-00		08/23/2021		4009	295,000	139,103
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	69		155,897	182,426	0.855



885 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-055-095-00		08/02/2021		4009	233,500	90,814
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		142,686	134,983	1.057



5959 MARILYN CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-165-069-00		07/30/2021		4009	250,000	141,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	61		108,953	164,249	0.663



619 N WEST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-031-037-10		07/16/2021		4009	332,000	99,454
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	78		232,546	234,970	0.990



Neighborhoods Used: 4009.4009 SOUTHWEST

2292 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-020-026-10		06/28/2021	4009	401	320,000	124,791
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	83	195,209	258,191	0.756	



2550 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-020-024-10		06/18/2021	4009	401	425,000	145,113
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	279,887	291,413	0.960	



431 ALICE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-165-095-00		06/16/2021	4009	401	306,000	102,612
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	73	203,388	198,980	1.022	



5289 HIGHLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-050-059-00		06/14/2021	4009	401	397,500	97,530
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	70	299,970	204,996	1.463	



MEADOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-055-078-00		06/11/2021	4009	401	344,000	92,446
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	73	251,554	242,820	1.036	



5988 CULVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-043-001-00		06/10/2021	4009	401	346,000	123,637
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	222,363	236,886	0.939	



5883 DOVER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-243-027-00		06/07/2021	4009	401	279,500	91,647
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	57	187,853	208,101	0.903	



1072 N EAST SILVER LAKE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05-029-015-10		06/04/2021	4009	401	609,500	194,621
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	414,879	519,229	0.799	



Neighborhoods Used: 4009,4009 SOUTHWEST

737 N EAST SILVER LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-055-103-00	05/28/2021 4009	401	272,000	93,190
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	68	178,810	215,049	0.831



1303 VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05-283-020-00	05/12/2021 4009	401	375,000	122,191
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	86	252,809	312,672	0.809



# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
34	0	12.10	15.69	1.007
After Application of E.C.F.s				
		12.24	15.47	1.006

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1-1/2 STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
1-1/4 STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
1-3/4 STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
BI-LEVEL	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
CAPE COD	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
COTTAGE	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
DBL WIDE	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
DUPLEX	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
FOUR STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
OTHER	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
QUAD-LEVEL	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
QUADPLEX	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
RANCH	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
SINGLE WIDE	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
THREE-STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
TRI-LEVEL	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)
TWO-STORY	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)	1.058 (34)

Single Family E.C.F. : 1.058 (34)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.698 (2)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 3
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4009 - 4009 SOUTHWEST

Max # of Res. Buildings: 1	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00